



**LIQUOR AND TOBACCO ADVISORY BOARD  
Zoning Board of Appeals Minutes  
Tuesday, May 19, 2020  
6:00 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall  
Via video conference on Cisco Webex  
425 East State Street  
Rockford, IL 61104  
779-348-7163**

**Present:**

**LTAB Members:**

Dan Roszkowski  
Craig Sockwell  
Jennifer Smith  
Kim Johnsen  
Maurice Redd  
Tom Fabiano

**Absent:**

**Staff:**

Lafakeria Vaughn – Assistant City Attorney  
Chad Baker – Assistant City Attorney  
Leisha Kury- Administrative Assistant  
Scott Capovilla – Planning and Zoning Manager  
Jeremy Carter – Traffic Engineer  
Glenn Trommels - Information Technology Director  
Mike Rotolo- Fire Prevention Coordinator  
Karl Franzen- Community and Economic Development Director

**Others:**

Kathy Berg - Court Stenographer  
Applicants

---

The same format and rules of procedure given by Lafakeria Vaughn at the ZBA meeting were followed for this virtual meeting.

Due to the Covid-19 pandemic and social distancing restrictions, this public hearing for the Liquor and Tobacco Advisory Board was held by video conference, using Cisco Webex. The audio was streamed at City hall in Council Chambers and on the City's website. Last month, all items were laid over and no presentations were given.

As the host, she would be monitoring microphones and attendees during the meeting. Notices and agendas were posted and sent about this meeting which informed interested parties about the ways they

could submit comments and questions regarding agenda items. This included: Written public comments being submitted by 5:00 pm, on May 19th to Attorney Vaughn's email, or the City's payment drop box located at City hall or coming to City hall to listen to the meeting and present any comments in Council Chambers.

The agenda and staff recommendation packets were also posted on the City's website. All applicants on the conference had previously consented to proceeding with the virtual hearing. Some additional rules for the meeting:

- Please speak clearly and not too fast so the court stenographer can make an accurate record.
- Please be sure to identify yourself before speaking.
- Applicants and interested parties, after being sworn in by the Chair, please state and spell your name for the record.
- If you're not speaking and I fail to mute you, please mute yourself so that the meeting is not disrupted
- No person will be allowed to speak unless they are first recognized by the Chair
- All votes will be by roll-call
- Since we're on video /audio, please refer to exhibits or page numbers, if applicable. All exhibits should have been provided prior to the meeting and within the recommendation packet. Due to this being a virtual hearing, applicants if you have any new exhibits that you want considered by the Board for your request, you may request a layover. Those exhibits will also need to be provided to Staff and the public as part of the complete packet.
- If you are having any technical issues, please use the chat box function and send a message directly to me "Lafakeria" or use the raise your hand function.
- Applicants, should you have technical issues or decide to lay your item over instead for whatever reason, please let the Board know when your item is called.
- LTAB applicants were given the option to be put "in the lobby" on the conference. This means that they would not be able hear or see anything during the ZBA meeting.

Lastly, the procedure would be as follows:

- The Chair will call the address of the application.
- The Applicant or representative will be unmuted and be sworn in.
- The Applicant or representative will present their request to the Board.
- The Board will ask any questions they may have regarding this application.
- The Chair will then ask if there are any Objectors or Interested Parties comments to be read into the record or anyone at City Hall. Legal will read any written comments into the record that were received in advance. Then individuals at City Hall will be given the opportunity to speak. They will be sworn in.
- The Objector or Interested Party will state their name and present all their concerns, objections and questions regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions raised.
- Interested party at City hall will have another opportunity to provide any additional follow up based on the Applicant's responses.
- The Board will then deliberate and a roll call vote will be taken.

The LTAB meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the LTAB meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Codes & Regulations meeting will be Tuesday, May 26, 2020 at 5:30 PM in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on Monday, June 1, 2020. If the item is

laid over at the LTAB meeting, the next meeting is Tuesday, June 16, 2020. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks.

The meeting was called to order at 7:42 PM. A **MOTION** was made by Kim Johnsen to **APPROVE** the April 21, 2020 meeting minutes with an amendment to amend the minutes to include "held via video conference on Cisco Webex." The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0 with Tom Fabiano abstaining.

**20-LTAB-002**

Applicant  
Ward 09

**3118 North Rockton Avenue**

Harwinder Kaur d/b/a Rockton Street Market

**Sale of packaged liquor** in conjunction with a grocery store in a C-2, Limited Commercial Zoning District

**Laid over from February & April Meeting**

A **MOTION** was made by Craig Sockwell to **LAY OVER** the Sale of packaged liquor in conjunction with a grocery store in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

**020-LTAB-051**

Applicant  
Ward 01

**6779 East State Street**

Jian Weng / Storming Crab

**The sale of liquor by the drink** in conjunction with a restaurant in a C-2, Limited Commercial Zoning District

The applicant, Jian Weng, was present. James Chen and Jun Liu were also present on behalf of the applicant. The property is located on the southeast corner of Mill Road and East State Street. Mr. Weng stated the property on 6779 East State Street will be opening as Storming Crab. The restaurant will be primarily serving fresh seafood. Liquor will only be about 10% of his total sales. The location he is taking over used to be a restaurant called Perkins. Lastly, he stated he was open for any questions.

Dan Roszkowski asked if this location is across the street from the east side library that is located on Mill and State. Attorney Lafakeria Vaughn confirmed that that is the location of the proposed restaurant. Mr. Weng responded that he is not too familiar with the area, but it sounded accurate to where he will be opening up his restaurant.

Attorney Vaughn asked Mr. Weng if he had a chance to review the packet that was emailed to him a day prior to the meeting. Mr. Weng stated he did not have a chance to review the packet.

Dan Roszkowski asked if there was eleven (11) conditions of approval. Attorney Vaughn confirmed that there were eleven (11) conditions.

James Chen, assistant to Jian Weng, stated that he read the eleven (11) conditions of approval and they agree to the conditions and will come into compliance.

Maurice Redd asked the applicant when they expected to be opened for business. Mr. Weng said it depends on the construction due to Covid-19, but hopefully very soon. Jennifer Smith stated she has never heard of this restaurant and wanted to know the next closest location of the franchise. Mr. Weng responded he would think it would be Fort Wayne, Indiana. Mr. Chen stated it was actually St. Louis. Mr. Weng further stated he believed this restaurant would be a great economic opportunity for Rockford.

Staff Recommendation is for Approval with eleven (11) conditions. No Objectors or Interested parties were present. No emails were read into the record.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of liquor by the drink in conjunction with a restaurant in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Must meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor Codes.
3. Window display signage is limited to 20% of window area.
4. That the windows shall not be covered with bars or other devices that block the windows.
5. The proposed use shall not have a cover charge or dance floor.
6. The proposed use shall not have operate as a nightclub.
7. The hours of operation shall be limited to Sunday to Thursday, 11:00 a.m. to 10:00 p.m. and 11:00 a.m. to 11:00 p.m., Saturday and Friday.
8. All onsite signage must comply with current sign ordinance. All non-conforming signs must be removed.
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to issuance of the license.
11. All conditions must be met prior to establishment of use.

**020-LTAB-052**

Applicant  
Ward 14

**4302 Sandy Hollow Road**

Samih Issa Haddad

**The sale of tobacco products** in conjunction with a grocery store in a C-2, Limited Commercial Zoning District  
**Laid over from April**

A **MOTION** was made by Jennifer Smith to **LAY OVER** the sale of tobacco products in conjunction with a grocery store in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

**020-LTAB-059**

Applicant  
Ward 13

**307 South Main Street**

Barbara Juarez / Sisters on Main

**Modification of an existing liquor license** in conjunction with a restaurant to include video gaming terminals in a C-4, Urban Mixed-Use Zoning District  
**Laid over from April**

A **MOTION** was made by Kim Johnsen to **LAY OVER** the Modification of an existing liquor license in conjunction with a restaurant to include video gaming terminals in a C-4, Urban Mixed-Use Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

**020-LTAB-060**

Applicant  
Ward 11

**215 and 217 7<sup>th</sup> Street**

Michael D. McNeely / JJ Fish & Chicken

**The sale of liquor by the drink** in conjunction with a restaurant and video gaming in a C-4, Urban Mixed-Use Zoning  
**Laid over from April**

A **MOTION** was made by Maurice Redd to **LAY OVER** the sale of liquor by the drink in conjunction with a restaurant and video gaming in a C-4, Urban Mixed-Use Zoning. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

**020-LTAB-065**

Applicant  
Ward 1

**7616 and 76XX Walton Street**

Zensushi Grill, Inc. d/b/a I Love Sushi

**The sale of liquor by the drink** in conjunction with a restaurant in a C-3, General Commercial Zoning District  
**Laid over from April**

The applicant, Tai Park, was present. Mr. Park stated that he plans to open a sushi restaurant called "I Luv Sushi" at 7616 Walton Street. The subject property is located on the east side of Walton Street, 345 feet east of the North Bell School and Walton intersection. The neighborhood is a mixture of commercial uses. Mr. Park stated he has been in the business for over 20 years. He currently has a location in downtown Beloit, WI. He has many customers from the Rockford area who go to the Beloit location. Mr. Park further stated he will be taking over the location that used to be Ruby Tuesday. He hopes to sell fresh sushi.

Attorney Lafakeria Vaughn asked the applicant if he had reviewed the packet with the conditions that was sent to him a day prior to the meeting. Mr. Park stated he did read the conditions and agreed to all of the conditions.

Maurice Redd asked if it was the former Ruby Tuesday. Mr. Park confirmed that it was. Craig Sockwell asked when he would expect to open. Mr. Park stated that he is in the process of hiring people, but that it has been a little difficult due to the Covid-19 pandemic. He is waiting everything out at this time.

Staff Recommendation is for Approval with nineteen (19) conditions. No Objectors or Interested parties were present. No emails were read into the record.

A **MOTION** was made by Jennifer Smith to **APPROVE** the sale of liquor by the drink in conjunction with a restaurant in a C-3, General Commercial Zoning District. The motion was **SECONDED** by Kim Johnsen and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Must meet all applicable building and fire codes.
2. Compliance with all City of Rockford Liquor Codes.
3. The sale of liquor by the drink shall be limited to submitted Exhibit F.
4. The hours of operation will be limited to Monday through Thursday 11:00 AM to 9:00 PM.
5. The hours of operation will be limited to Friday and Saturday 11:00 AM to 10:00 PM.
6. The hours of operation will be limited to Sunday 11:00 AM to 9:00 PM.
7. The landscaping must be maintained in a neat, clean and orderly manner, and to keep plant materials in a healthy condition. Any plants of any kind that have died must be replaced with the same variety and size. Maintenance must include, among other things, adequate watering, pruning, mowing, and removal of litter not only between the property line but the street curb or edge of pavement as well.
8. Window display signage is limited to 20% of window area.
9. The proposed use and facility is prohibited from having any video gaming machines.
10. The restaurant shall not have a cover charge.
11. The restaurant shall not have a dance floor.
12. The restaurant shall not have any DJs.

13. The restaurant shall not have any live entertainment.
14. The restaurant shall not operate as a nightclub.
15. There shall not be temporary exterior signage.
16. The windows shall not be covered with bars or other devices that block the windows.
17. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
18. All outstanding general ordinance fines must be paid prior to the issuance of the license.
19. All conditions must be met prior to establishment of use.

**020-LTAB-066**

Applicant  
Ward 4

**6525, 6539, 6551 East Riverside Boulevard**

Urban Forest Craft Brewing, LLC

**The sale of beer and wine by the drink and packaged beer** with an outdoor seating area/beer garden in conjunction with a restaurant and brewery and video gaming in a C-2, Limited Commercial Zoning District

**Laid over from April**

Prior to the meeting, the applicant had withdrawn its application. The applicant will be proceeding under their original application and approval by City Council.

**020-LTAB-067**

Applicant  
Ward 12

**1060 West Riverside Boulevard and 3600 North Main Street**

Fiesta Tequila of Rockford, Inc.

**The sale of liquor by the drink** in conjunction with a restaurant and video gaming in a C-2, Limited Commercial Zoning District

**Laid over from April**

A **MOTION** was made by Kim Johnsen to **LAY OVER** the sale of liquor by the drink in conjunction with a restaurant and video gaming in a C-2, Limited Commercial Zoning District The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

**020-LTAB-068**

Applicant  
Ward 5

**320 Kent Street**

Sandra Berumen / Aragona Club

**Modification of an existing liquor license** to allow liquor by the drink in conjunction with a nightclub, banquet hall and video gaming in an R-2, Two-family Residential Zoning District

A **MOTION** was made by Maurice Redd to **LAY OVER** the Modification of an existing liquor license to allow liquor by the drink in conjunction with a nightclub, banquet hall and video gaming in an R-2, Two-family Residential Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

With no further business to come before the Board, the meeting was adjourned at 8:01 PM.

Respectfully submitted,  
Leisha Kury, Administrative Assistant  
Lafakeria S. Vaughn, Assistant City Attorney  
Liquor and Tobacco Advisory Board